



Connells

Lyndale Road
Yate Bristol



Property Description

Ready for a new lease of life, the property offers generous accommodation and bags of potential for buyers with an eye for what it could become.

Step inside and you'll find a spacious living room with a distinctive exposed brick fireplace creating a real focal point. Beyond this is the kitchen/dining room, offering plenty of room for everyday family life or entertaining friends.

Upstairs are three bedrooms and a family bathroom, offering plenty of versatility for growing families, first-time buyers or anyone looking for space to work from home.

Outside, the mature rear garden is filled with established greenery and colourful planting, giving the outdoor space plenty of character. There is excellent scope to enhance the existing garden and create a wonderful setting for relaxing, entertaining or enjoying the warmer months.

Add in the valuable benefit of a garage and this is a property with all the ingredients for a fantastic home.

The property would benefit from some modernisation, making it a brilliant opportunity for buyers wanting to choose their own finishes and décor. With generous accommodation, three bedrooms and plenty of potential inside and out, this could become a fantastic home.

Hall

Radiator, Staircase, Double Glazed Door and Window

Living Room

13' 11" x 13' 9" (4.24m x 4.19m)

Large Double Glazed Window, Stone Fireplace, Radiator

Kitchen/Dining Room

16' 11" x 11' 7" (5.16m x 3.53m)

Double Glazed Doors to Garden, Radiator, Space for Fridge, Oven, Washing Machine etc. Door to Porch

Porch

Double Glazed Windows, Access to Garden

Landing

Access to all rooms, Loft

Bedroom 1

13' 10" x 9' 11" (4.22m x 3.02m)

Double Glazed Window, Radiator

Bedroom 2

12' 1" x 9' 2" (3.68m x 2.79m)

Double Glazed Window, Radiator

Bedroom 3

10' 10" x 6' 8" (3.30m x 2.03m)

Double Glazed Window, Radiator, Storage Unit

Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

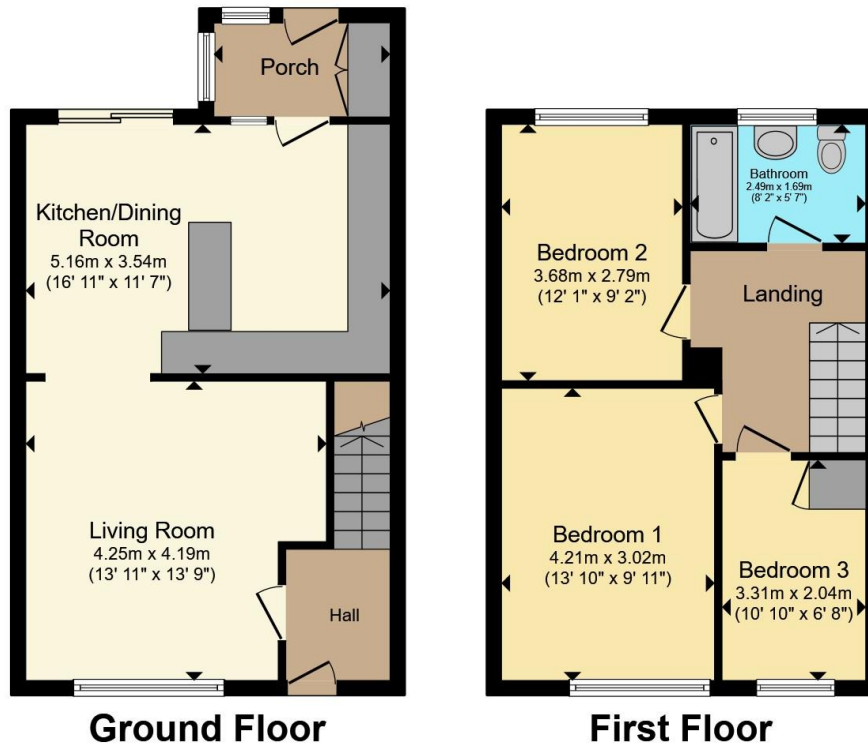
Double Glazed Frosted Window, Radiator, Pedestal Toilet, Bath with Overhead Shower, Wash Hand Basin

Garden

Front stone patio with footpath to back gate, Laid to Gravel, A wooden garden arbour, Outside Tap, Lots of Greenery

Garage





Total floor area 85.0 m² (915 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



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72-74 Station Road Yate
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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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